

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 13201 POND SPRINGS ROAD AND CHANGING THE
3 ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO
4 COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)
5 COMBINING DISTRICT FOR TRACT ONE, AND COMMERCIAL LIQUOR
6 SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT FOR
7 TRACT TWO.
8
9

10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
11

12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district on the property described in Zoning Case No. C14-06-0236, on file
14 at the Neighborhood Planning and Zoning Department, as follows:
15

16 Tract One: From interim rural residence (I-RR) district to community commercial-
17 conditional overlay (GR-CO) combining district.
18

19 Lots 2, 3, and 4, Turtle Rock Estates Subdivision, a subdivision in the City of
20 Austin, Williamson County, Texas, according to the map or plat of record in
21 Cabinet E, Slide 347, Plat Records of Williamson County, Texas, Save and Except
22 the portions of Lots 2 and 3 described as Tract Two in this ordinance; and,
23

24 Tract Two: From interim rural residence (I-RR) district to commercial liquor-sales-
25 conditional overlay (CS-1-CO) combining district.
26

27 A 8,971 square foot tract of land, more or less, out of Lots 2 and 3, Turtle Rock
28 Estates Subdivision in Williamson County, the tract of land being more
29 particularly described by metes and bounds in Exhibit "A" incorporated into this
30 ordinance (the "Property"),
31

32
33 locally known as 13201 Pond Springs Road, in the City of Austin, Williamson County,
34 Texas, and generally identified in the map attached as Exhibit "B".
35

36 **PART 2.** The Property within the boundaries of the conditional overlay combining district
37 established by this ordinance is subject to the following conditions:

1
2 A. A site plan or building permit for the Property may not be approved, released, or
3 issued, if the completed development or uses of the Property, considered cumulatively
4 with all existing or previously authorized development and uses, generate traffic that
5 exceeds 2,000 trips per day.
6

7 B. The following uses are prohibited uses of the Property:
8

9 Automotive rentals

Automotive repair services

10 Automotive sales

Automotive washing (of any type)

11 Pawn shop services
12

13 Except as specifically restricted under this ordinance, the Property may be developed and
14 used in accordance with the regulations established for the respective base districts and
15 other applicable requirements of the City Code.
16

17 **PART 3.** This ordinance takes effect on _____, 2007.
18
19

20 **PASSED AND APPROVED**

21
22 §
23 §
24 _____, 2007 § _____
25 Will Wynn
26 Mayor
27

28
29 **APPROVED:** _____ **ATTEST:** _____
30 David Allan Smith Shirley A. Gentry
31 City Attorney City Clerk

HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

FIELD NOTE DESCRIPTION OF 8,971 SQUARE FEET OF LAND, BEING A PORTION OF LOTS 2 AND 3, TURTLE ROCK ESTATES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E SLIDE 347 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found at the point of intersection of the Northeast right-of-way line of Pond Springs Road and the Northwest right-of-way line of Turtle Rock Road for a South corner of Lot 4, Turtle Rock Estates, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet E Slide 347 of the Plat Records of Williamson County, Texas, and from which a 1/2" iron rod found in the Northeast right-of-way line of Pond Springs Road for the South corner of Lot 1 and the West corner of Lot 2, of said Turtle Rock Estates, bears N 48 deg. 01' 51" W 495.96 ft.;

THENCE leaving the Northwest right-of-way line of Pond Springs Road and entering the interior of said Lot 4, N 22 deg. 54' 49" E 102.19 ft. to a corner of a one-story concrete and glass building;

THENCE continuing across the interior of said Lot 4 and entering the interior of said Lot 3 with the Southwest wall line of said building, N 48 deg. 08' 36" W 222.32 ft. to a point for the South corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE continuing across the interior of said Lot 3 and entering the interior of said Lot 2 with the Southwest wall line of said building, the following two (2) courses;

- 1) N 48 deg. 08' 36" W 19.69 ft. to a corner of said building;
- 2) N 22 deg. 51' 40" W 143.45 ft. to a corner of said building, and being a Westerly corner of this tract;

THENCE continuing across the interior of said Lot 2 with a Northwesterly wall line of said building, N 67 deg. 08' 20" E 60.00 ft. to a corner of building for the North corner of this tract, and from which a 1/2" iron rod found for the North corner of said Lot 2 bears N 30 deg. 19' E 25.24 ft.;

Exhibit A

Page 2 of 2
8,971 SQUARE FEET

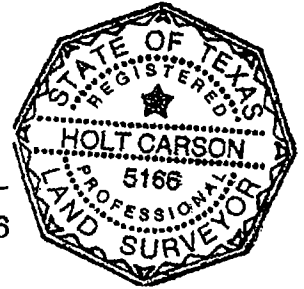
THENCE continuing across the interior of said Lot 2 with a Northeasterly wall line of said building, S 22 deg. 51' 40" E 136.89 ft. to a building corner for an Easterly corner of this tract;

THENCE continuing across the interior of said Lot 2 and re-entering the interior of said Lot 3, S 41 deg. 51' 24" W at 7.03 ft. passing into the interior of said building, and continuing with the same bearing for a total distance of 57.06 ft. to the **PLACE OF BEGINNING**, containing 8,971 square feet of land.

PREPARED: December 21, 2006.


Holt Carson

Registered Professional Land Surveyor No. 5166



see accompanying sketch: C 787050

[illegible]

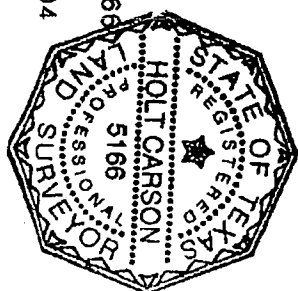
Legend

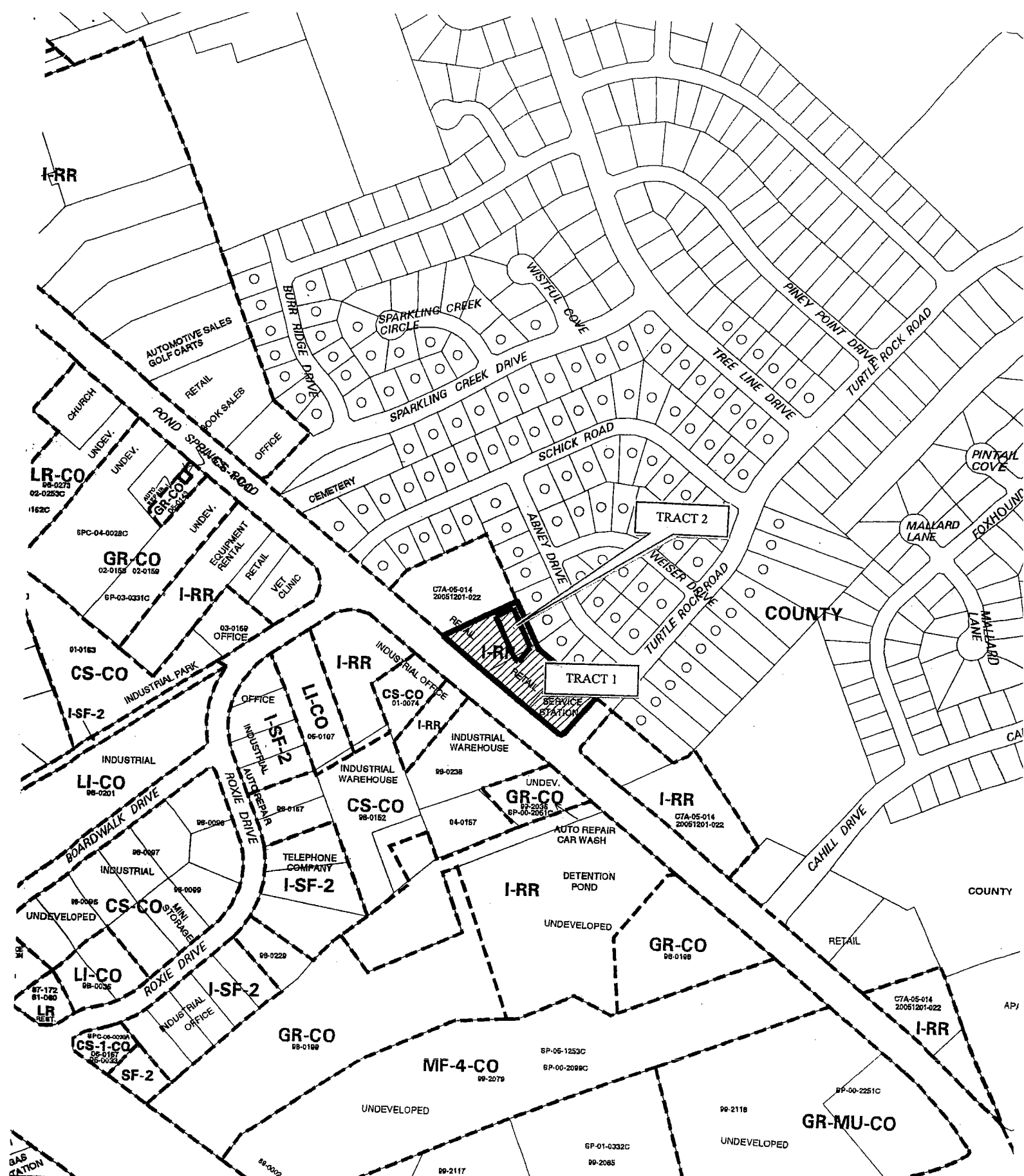
(Record Bearing and Distance)
POB = Place of Beginning





By:

John C

Registered Professional Land Surveyor No. 5166
HOLT CARSON, INCORPORATED
1904 Fortview Road Austin, Texas 78704
(512) 442-0990





 1" = 400'	SUBJECT TRACT 	ZONING Exhibit B		CITY GRID REFERENCE NUMBER G37
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-06-0236 ADDRESS: 13201 POND SPRINGS RD SUBJECT AREA (acres): 1.973	DATE: 07-04 INTLS: SM	
	CASE MGR: T. BUI			